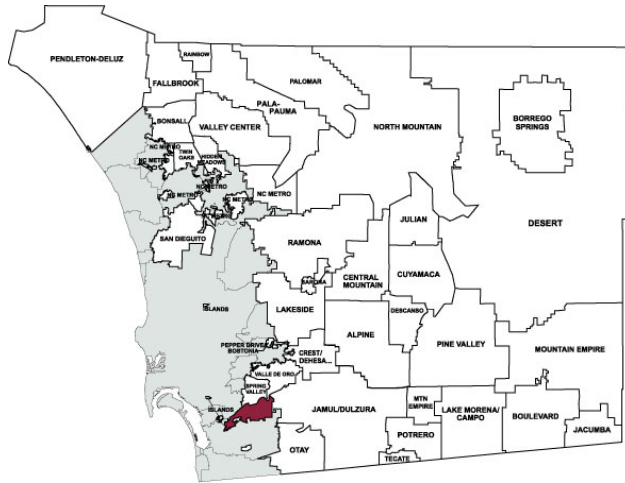
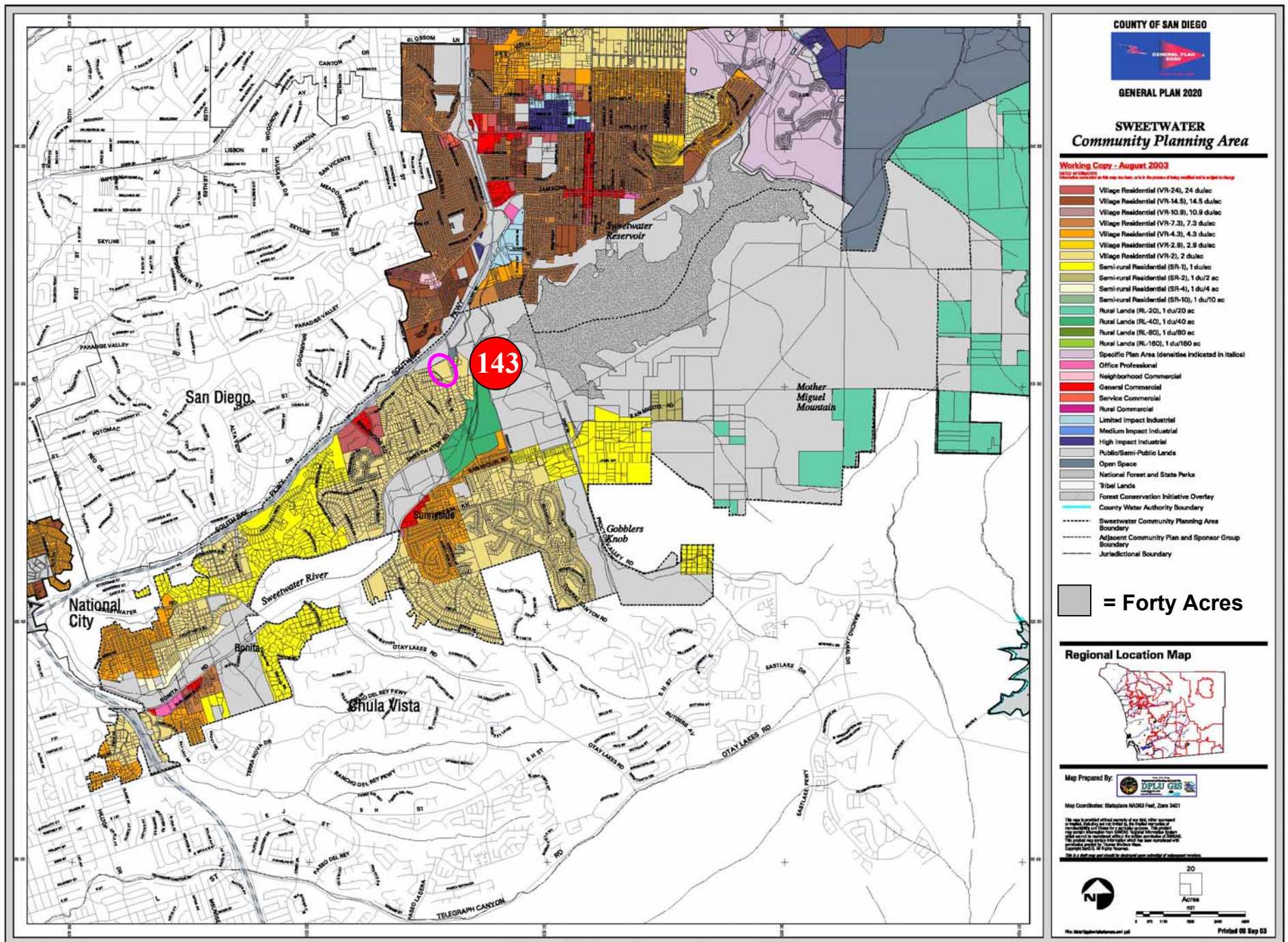


SWEETWATER



This referral is located in an established residential neighborhood, south of Highway 54 near the Sweetwater Reservoir. This area was designated as Village Residential because of the existing patterns of development and the proximity to public services and infrastructure. The referral is the site of the historic Grant House. Changing the referral to a higher density would accommodate the landowner's proposal to cluster 35 single-family homes on approximately five acres. This change would produce in an isolated pocket of higher density development that would be out of character with the existing pattern of half acre lots.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
143	<p><i>Lee Vance</i></p> <p>Inside CWA boundary. Near intersection of SR54 and SR125.</p> <ul style="list-style-type: none"> • 9.73 acres • Existing General Plan: 2 du/acre 	<p><u>GP2020 Working Copy:</u> Village: 2 du/acre</p> <p><u>Referral Request:</u> Village: 4.3 du/acre</p> <p><u>CPG/CSG:</u> Village: 2 du/acre</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Village: <u>2 du/acre</u></p>	<ul style="list-style-type: none"> • <i>Assign densities based on the characteristics of the land</i> <ul style="list-style-type: none"> ▪ Surrounding area is completely developed ▪ Recognizes established context of half-acre lots ▪ Site of historic Grant House • <i>Obtain a broad consensus</i> <ul style="list-style-type: none"> ▪ Incorporates preference of community planning group ▪ Active Major Use Permit for proposed Senior Care Facility, supported by community because of public benefits ▪ Proposed Senior Care Facility would preserve Grant House

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

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